

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
APPROVING AN URBAN RENEWAL PLAN AND CONDITIONS  
UNDER WHICH RELOCATION PAYMENTS WILL BE MADE  
FOR THE MATTAPAN PROJECT

WHEREAS, in connection with an application of the Boston Redevelopment Authority to the Housing and Home Finance Administrator for financial assistance under Title I of the Housing Act of 1949, as amended, the approval by the Governing Body of the Boston Redevelopment Authority of an Urban Renewal Plan for the Project Area involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the Boston Redevelopment Authority under said Title I; and

WHEREAS the Boston Redevelopment Authority has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Project Area and has determined that the area is a blighted open and decadent area; and

WHEREAS a General Plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS there has been presented to the Housing and Home Finance Administrator a Workable Program for Community Improvement (Workable Program) for Boston which, in the determination of said Administrator, meets the requirements of Section 101(c) of Title I of the Housing Act of 1949, as amended, and said determination is presently in effect; and

WHEREAS the rules and regulations prescribed by the Federal Government pursuant to Section 106(f) of said Title I require that the conditions under which the Boston Redevelopment Authority will make Relocation Payments in connection with the Urban Renewal Project contemplated by said application and, if fixed Relocation Payments are proposed, the Fixed Relocation Payments Schedule be officially approved by the Governing Body of the Boston Redevelopment Authority; and

WHEREAS there was presented to this meeting of the Governing Body of the Boston Redevelopment Authority, for its consideration and approval, a copy of an Urban Renewal Plan for said project area, dated September 1, 1962, which plan is



entitled "Mattapan Project - Urban Renewal Plan", and consists of 16 pages and 2 exhibits and a set of conditions under which the Boston Redevelopment Authority will make Relocation Payments, which set of conditions is set forth in the Relocation Plan and a Fixed Relocation Payments Schedule dated September 26, 1962, attached hereto and marked for the Urban Renewal Project contemplated by said application; and

WHEREAS the Urban Renewal Plan and the conditions under which the Local Public Agency will make Relocation Payments and the Fixed Relocation Payments Schedule were reviewed and considered at said meeting;

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Boston Redevelopment Authority as follows:

1. That the Urban Renewal Plan for the Project Area is based upon a local survey and conforms to the said General Plan, which is a comprehensive plan, for the locality as a whole, and to the Workable Program for Community Improvement for Boston.
2. That the conditions under which the Local Public Agency will make Relocation Payments are hereby in all respects approved.
3. That the Urban Renewal Plan is hereby in all respects approved and the Secretary is hereby directed to file a certified copy of said Urban Renewal Plan with the minutes of this meeting.
4. That the Fixed Relocation Payments Schedule is hereby in all respects approved.
5. That the Site Office Manager is hereby designated to approve all claims for Family Relocation Payments, and the Business Relocation Officer is hereby designated to approve all claims for Business Relocation Payments.



Housing and Home Finance Agency  
URBAN RENEWAL ADMINISTRATION

PROJECT LOCALITY

Boston, Mass.

PROJECT NAME(S)

Mattapan ✓

PROJECT NUMBER(S)

**FIXED RELOCATION PAYMENTS SCHEDULE**

(Slum Clearance and Urban Renewal Program)

INSTRUCTIONS: Prepare original and 3 copies for HHFA if the schedule is proposed for only one project. Prepare an additional copy for each additional project.

**A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE**

- ☐ THIS IS THE ORIGINAL SCHEDULE AND IS PROPOSED TO APPLY TO THE PROJECT(S) IDENTIFIED ABOVE.
- ☐ THIS IS AN AMENDED SCHEDULE (AMENDING THE ONE APPROVED BY HHFA ON \_\_\_\_\_) FOR THE PURPOSE OF:
- ☐ REVISING THE AMOUNT OF THE FIXED PAYMENTS. Date
- ☒ ADDING ADDITIONAL PROJECT(S) TO THOSE COVERED BY THE PREVIOUS SCHEDULE. SUCH NEW PROJECT(S) IS (ARE) NUMBERED \_\_\_\_\_
- ☐ OTHER (Explain) This schedule was submitted to HHFA on September 18, 1962. It is proposed to apply to the Mattapan Project as well as to R-24 for which it was submitted on the 18th of September, 1962.

**B. REQUEST AND SCHEDULE**

Approval is requested to pay to eligible individuals and families the fixed amounts of Relocation Payments indicated in the Schedule below. The amounts indicated in the Schedule have been developed, and the Payments will be made, in accordance with the Rules and Regulations Governing Section 106(f) Relocation Payments. Eligible individuals and families will:

- ☐ BE PAID ONLY THE APPLICABLE APPROVED FIXED AMOUNTS.
- ☒ BE GIVEN THE OPTION TO CLAIM THE APPLICABLE APPROVED FIXED AMOUNTS OR REIMBURSEMENT FOR ACTUAL MOVING EXPENSE AND ANY DIRECT LOSS OF PROPERTY.

**SCHEDULE**

ITEM	INDIVIDUALS AND FAMILIES OWNING FURNITURE AND OCCUPYING:							INDIVIDUALS NOT OWNING FURNITURE	FAMILIES NOT OWNING FURNITURE
	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5 ROOMS	6 ROOMS	7 ROOMS <sup>1</sup>		
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1. Proposed fixed amount of Relocation Payment	\$ 40.	\$ 55.	\$ 70.	\$ 85.	\$ 100.	\$ 115.	\$ 130.	\$ 5.	\$ 10.
2. Lowest normally available moving cost per hour	\$ 16.	\$ 16.	\$ 16.	\$ 16.	\$ 16.	\$ 16.	\$ 16.		
3. Average (i.e., median) number of hours required	2½	3½	4½	5¼	6¼	7¼	8¼		

<sup>1</sup> Attach separate sheet and continue schedule if provision is to be made for individuals and families occupying more than 7 rooms.



Housing and Home Finance Agency  
URBAN RENEWAL ADMINISTRATION

## FIXED RELOCATION PAYMENTS SCHEDULE

(Slum Clearance and Urban Renewal Program)

PROJECT LOCALITY

PROJECT NAME(S)

PROJECT NUMBER(S)

INSTRUCTIONS: Prepare original and 3 copies for HHFA if the schedule is proposed for only one project. Prepare an additional copy for each additional project.

## A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

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- ☐ ADDING ADDITIONAL PROJECT(S) TO THOSE COVERED BY THE PREVIOUS SCHEDULE. SUCH NEW PROJECT(S) IS (ARE) NUMBERED \_\_\_\_\_
- ☐ OTHER (Explain) \_\_\_\_\_

## B. REQUEST AND SCHEDULE

Approval is requested to pay to eligible individuals and families the fixed amounts of Relocation Payments indicated in the Schedule below. The amounts indicated in the Schedule have been developed, and the Payments will be made, in accordance with the Rules and Regulations Governing Section 106(f) Relocation Payments. Eligible individuals and families will:

- ☐ BE PAID ONLY THE APPLICABLE APPROVED FIXED AMOUNTS.
- ☐ BE GIVEN THE OPTION TO CLAIM THE APPLICABLE APPROVED FIXED AMOUNTS OR REIMBURSEMENT FOR ACTUAL MOVING EXPENSE AND ANY DIRECT LOSS OF PROPERTY.

## SCHEDULE

ITEM	INDIVIDUALS AND FAMILIES OWNING FURNITURE AND OCCUPYING:							INDIVIDUALS NOT OWNING FURNITURE	FAMILIES NOT OWNING FURNITURE
	8	9	10	11	12				
	/ ROOM (a)	/ ROOMS (b)	/ ROOMS (c)	/ ROOMS (d)	/ ROOMS (e)	/ ROOMS (f)	/ ROOMS <sup>1</sup> (g)		
1. Proposed fixed amount of Relocation Payment	\$ 145.	\$ 160.	\$ 175.	\$ 190.	\$ 200.	\$	\$	\$	\$
2. Lowest normally available moving cost per hour	\$ 16.	\$ 16.	\$ 16.	\$ 16.	\$ 16.	\$	\$		
3. Average (i.e., median) number of hours required	9	10	11	12	12½				

<sup>1</sup> Attach separate sheet and continue schedule if provision is to be made for individuals and families occupying more than 7 rooms.

(Over)



C. BASIS FOR PROPOSED FIXED PAYMENTS (Explain in sufficient detail to justify how the amounts proposed in the Schedule were determined, including the source of the amounts for lowest normally available moving cost per hour and the basis for the estimated average number of hours required. Use additional sheets if needed.)

A canvas of fourteen moving firms was made to obtain current information and experience on moving costs. Replies were obtained from seven. Each reply emphasized the effect of many variables in each moving situation. The \$16. hourly rate, however, is the lowest normally available (includes van, driver, and two helpers), as recorded by moving firms with the Massachusetts Department of Public Utilities, Tariff No. 9. The average hours require (B., 3.) represent a judgement based on replies from movers and B.R.A. experience. The proposed fixed payment amount has been rounded off to the closest five dollar interval.

Submitted by:

September 26, 1962

Date

Signature of Authorized Officer

Boston Redevelopment Authority

Local Public Agency

Title

SPACE BELOW FOR USE OF HHFA

D. APPROVAL

Approval is granted to the Local Public Agency identified above to pay, in accordance with the Rules and Regulations Governing Section 106(f) Relocation Payments and on the basis indicated in Block B, the fixed amounts of Relocation Payments indicated in Line 1 of the Schedule for expenses and losses incurred on or after the date of this approval for the project(s) identified above, except as provided for below:

HOUSING AND HOME FINANCE ADMINISTRATOR

Date

By

Signature

Title



URBAN RENEWAL PLAN

MATTAPAN PROJECT

Dated: Sept. 1, 1962

I. DESCRIPTION OF PROJECT

- A. Boundaries of Project Area
- B. Types of Proposed Redevelopment Action

II. URBAN RENEWAL PLAN (Land Use Plan)

- A. Land Use Map
- B. Land Use Provisions & Building Requirements - Parcels 1 through 6

- 1. Permitted Use
- 2. Additional Regulations & Controls
  - (a) Number of Dwelling Units
  - (b) Floor Area Ratio & Land Coverage
  - (c) Building Height
  - (d) Siting of Buildings
  - (e) Parking
  - (f) Vehicular & Pedestrian Circulation
  - (g) Vehicular Access to Buildings
  - (h) Open Space
  - (i) Landscaping
  - (j) Signs
  - (k) Maintenance
  - (l) Conformance to City Ordinances
  - (m) Redevelopment Proposal
    - (1) Content of Redevelopment Proposal
    - (2) Review of Redevelopment Proposal

- C. Land Use Provisions and Building Requirements - Parcel 7

- 1. Permitted Use
- 2. Additional Regulations and Controls

D. Land Use Provisions and Building Requirements - Parcel 8

1. Permitted Use
2. Additional Regulations and Controls
  - (a) Pedestrian Circulation
  - (b) Signs
  - (c) Minimum Setback
  - (d) Screening
  - (e) Maintenance

E. Duration of Control, Effective Date and Renewal Provisions

III. PROJECT PROPOSALS

A. Land Acquisition

1. Identification of Real Property to be Acquired
2. Properties Not Designated for Acquisition
3. Conditions under which properties to be acquired may be exempted

B. Conservation & Reconditioning

C. Redeveloper's Obligations

1. Commencement & Completion of Improvements
2. Disposition of Property by Redeveloper
3. Racial Restrictions
4. Preference to Displaced Persons

D. Project Execution

IV. RELOCATION PLAN

V. PROCEDURES FOR CHANGES IN APPROVED PLAN



## I. DESCRIPTION OF PROJECT

### A. Boundaries of Project Area

The boundaries of the Project Area are as follows:

Beginning at the intersection of the northwesterly sideline of Hebron Street extended and the southwesterly sideline of Cummins Highway and running southeasterly by the southwesterly sideline of Cummins Highway to the intersection of said sideline with the southeasterly sideline of Kennebec Street extended;

thence turning and running northeasterly by the southeasterly sideline of Kennebec Street extended to the southwesterly property line of 267-271 Alabama Street now or formerly owned by Domenic Frangioso;

thence turning and running southeasterly by the southwesterly property line of 267-271 Alabama Street now or formerly of Domenic Frangioso to the northwesterly sideline of Alabama Street;

thence running southeasterly across Alabama Street to the southwesterly property line of vacant land now or formerly owned by the City of Boston, fronting on Croyden Street between Alabama and Colorado Streets;

thence running southeasterly by the southwesterly property line of said vacant land now or formerly owned by the City of Boston to the northwesterly sideline of Colorado Street;

thence running southeasterly across Colorado Street to the southwesterly property line of vacant land now or formerly owned by the City of Boston located on the corner of Colorado and Croyden Streets;

thence running southeasterly and northeasterly by the southwesterly and southeasterly property line of said vacant land now or formerly owned by the City of Boston to the southwesterly sideline of Croyden Street;



thence running southeasterly by the southwesterly sideline of Croyden Street to the intersection of said sideline with an extension of the southeasterly property line of vacant land now or formerly owned by the City of Boston and fronting on Colorado Street between Canaan and Croyden Streets crossing vacant land now or formerly owned by Annie Semchuck located on the corner of Colorado and Croyden Streets;

thence turning and running northeasterly by the extension of said southeasterly property line across Croyden Street to vacant land now or formerly owned by Annie Semchuck;

thence running northeasterly across said vacant land now or formerly owned by Annie Semchuck and by the southeasterly property lines of vacant land now or formerly owned by the City of Boston and fronting on Colorado Street between Canaan and Croyden Streets; vacant land now or formerly owned by Hennig W. Hanson fronting on Colorado Street; vacant land now or formerly owned by Mary S. Hamm fronting on Colorado Street, and, by an extension of these aforesaid southeasterly property lines, across vacant land now or formerly owned by the City of Boston located on the corner of Colorado and Canaan Streets to the southwesterly sideline of Canaan Street;

thence running northeasterly across Canaan Street to the northeasterly sideline of said Canaan Street;

thence turning and running northwesterly along said northeasterly sideline of Canaan Street to the southeasterly sideline of Colorado Street;

thence turning and running northeasterly by the southeasterly sideline of Colorado Street to the intersection of said sideline with the northeasterly property line of vacant land now or formerly owned by Sarah E. Baker fronting on Colorado Street extended;



thence turning and running northeasterly by the southeasterly property lines of vacant land now or formerly owned by the City of Boston and fronting on Alabama Street and the southeasterly property line of land now or formerly owned by Elfreda Northern numbered 154 Alabama Street to the intersection of said property lines to the southwesterly property line of property now or formerly owned by Selma E. and Oscar R. Erickson numbered 148-150 Alabama Street;

thence turning and running southeasterly by said southwesterly property line to the northwesterly sideline of Colorado Street;

thence running across Colorado Street on said southwesterly property line extended to the southeasterly sideline of Colorado Street;

thence turning and running northeasterly by the southeasterly sideline of Colorado Street to the southwesterly sideline of Messinger Street;

thence running across Messinger Street by said southeasterly sideline extended to the northeasterly sideline of Messinger Street;

thence turning and running northwesterly along the northeasterly sideline of Messinger Street to the intersection of said sideline with the southeasterly sideline of Alabama Street;

thence turning and running northeasterly along the southeasterly sideline of Alabama Street to the southerly sideline of Monterey Avenue;

thence running across Monterey Avenue by the aforesaid southeasterly sideline of Alabama Street extended to the northerly sideline of Monterey Avenue;



thence turning and running across Alabama Street by the aforesaid northerly sideline of Monterey Street extended to the northwesterly sideline of Alabama Street;

thence running westerly by the northerly sideline of Monterey Avenue to the intersection of said sideline with the southeasterly property line of vacant land now or formerly owned by Joseph J. Farrante and fronting on Kennebec Street;

thence turning and running northeasterly along the southeasterly property line of said vacant land now or formerly owned by Joseph J. Farrante and along vacant land now or formerly owned by the City of Boston and fronting on Kennebec Street to the northeasterly property line of said vacant land;

thence turning and running northwesterly by the northeasterly property line of said vacant land now or formerly owned by the City of Boston to the southeasterly sideline of Kennebec Street;

thence running across Kennebec Street by said northeasterly property line extended to the northwesterly sideline of Kennebec Street;

thence turning and running southwesterly by the northwesterly sideline of Kennebec Street to the intersection of said northwesterly sideline with the northeasterly property line of vacant land now or formerly owned by the City of Boston fronting on Kennebec Street between Messinger Street and Currier Street;

thence turning and running northwesterly by the northeasterly property line of said vacant land now or formerly owned by the City of Boston to the southeasterly property line of said vacant land;



thence turning and running northeasterly by said southeasterly property line to the northeasterly property line of said vacant land now or formerly owned by the City of Boston;

thence turning and running northwesterly by said northeasterly property line to the southeasterly sideline of Hebron Street;

thence turning and running northeasterly by the southeasterly sideline of Hebron Street to the intersection of said sideline with a northeasterly property line extended of vacant land now or formerly owned by the City of Boston, located on the corner of Hebron Street;

thence turning and running across Hebron Street by said property line extended to the northwesterly sideline of Hebron Street;

thence running northwesterly and northeasterly and northwesterly along the northeasterly property lines of said vacant land now or formerly owned by the City of Boston to the northwesterly property line of said parcel;

thence turning and running southwesterly by the northwesterly property line of aforesaid vacant land now or formerly owned by the City of Boston to the southwesterly line of the aforesaid parcel;

thence turning and running northwesterly by the southwesterly property line extended of the aforesaid vacant land to the intersection with the northwesterly side of Livermore Street;

thence turning and running southwesterly by the northwesterly sideline of Livermore Street to the intersection of said northwesterly sideline with the southwesterly property line extended of property now or formerly owned by Frank and Grace Muccini located on Livermore Street;



thence turning and running southeasterly across Livermore Street by the southwesterly property line extended of property now or formerly owned by Frank and Grace Muccini to the southeasterly sideline of Livermore Street;

thence running southeasterly, northeasterly and southeasterly along the southwesterly property line of said property now or formerly owned by Frank and Grace Muccini, to the northwesterly sideline of Hebron Street;

thence turning and running southwesterly by the northwesterly sideline of Hebron Street to the northeasterly sideline of Cummins Highway;

thence running across Cummins Highway by said northwesterly sideline of Hebron Street extended to the point of beginning

**B. Types of Proposed Redevelopment Action**

The Project will include the assembly of land, the relocation of site occupants, the clearance and/or relocation of all structures, the improvement of the site, and the disposition and redevelopment of the disposal parcels.



## II. URBAN RENEWAL PLAN (Land Use Plan)

### A. Land Use Map

The proposed land use is shown on the Land Use Map.

### B. Land Use Provisions and Building Requirements - Parcels 1 through 6

#### 1. Permitted Use

The use of the Project Area shall be residential, uses customarily incidental thereto, and outdoor recreational space. The following accessory uses, to serve the residents of the Project Area, shall be permitted.

- a. Parking on the ground or in a garage structure(s)
- b. Management and rental office

#### 2. Additional Regulations and Control

##### a. Number of Dwelling Units

The minimum number of dwelling units in the project area shall be 350 and the maximum number shall be 450. (A "Dwelling Unit" is a room or group of rooms intended for occupancy as living quarters with cooking facilities and bathroom facilities included only for the occupants and with a separate entrance from the ground or from a common hallway.)

##### b. Floor Area Ratio and Land Coverage

The ratio of gross floor space in all structures to the total net land area shall not exceed 0.8.

The maximum land coverage of all buildings, including parking garages, if any, shall not exceed 40 percent of the area of the parcels.

##### c. Building Height

The height of the buildings shall not exceed three (3) stories excluding basements or thirty-five (35) feet.

##### d. Siting of Buildings

The minimum setback from a public way shall be twenty (20) feet. The minimum spacing between building facades parallel or within 45 degrees of parallel shall be 20 feet plus 1/20 of the length of the lesser of the 2 walls. No building or row of attached units shall have a length of over three hundred (300) feet.

##### e. Parking

Off-street car parking spaces shall be provided for residents and their visitors in the ratio of one (1) parking space for every dwelling unit.

Every dwelling unit shall have a parking space not shared with any other unit within three hundred (300) feet of its entrance. All parking areas and drives shall be paved with a water-repellent, dust-free bituminous surface, and shall be properly drained.



f. Vehicular and Pedestrian Circulation

The private driveways leading to parking lots shall not be less than eighteen (18) feet. The private walkways for pedestrians shall not be less than three (3) feet wide. Walkways shall connect outdoor recreation areas and parking areas, with the entrances to the residential structures. All walkways and driveways shall be paved or otherwise treated to control dirt or dust; and they shall have a shoulder or planting strip to facilitate snow removal.

g. Vehicular Access to Buildings

Vehicular access to buildings for deliveries and fire-fighting equipment shall be provided within two hundred (200) feet of the entrances to all units.

h. Open Space

Ground area developed and maintained for outdoor use and enjoyment shall be provided as a minimum at a ratio of eight hundred (800) square feet per dwelling unit. Such space shall not include parking areas, however landscaped.

i. Landscaping

All open area not occupied by structures or other improvements shall consist of grass, shrubs, or trees. At least one (1) tree per dwelling unit at least 30% of which shall be of a 6 to 8 inch caliber, and the remainder of a 3 to 4 inch caliber, shall be planted on the site.

j. Signs

Signs within the Project Area shall be limited to those identifying the management or rental office and to directional signs. There may be only one sign identifying the management or rental office. It shall have a maximum area of twenty (20) square feet. Directional signs shall not exceed three (3) square feet in area. In addition, during the construction of improvements permitted of the redeveloper on the site there may be a real estate sign. No sign shall be animated or flashing; and, with the exception of the real estate sign, no sign shall be located above the first floor level of any structure.

k. Maintenance

The original construction and appearance of land, buildings, and other improvements in the Project Area shall be maintained in good repair and in clean and sanitary condition. Landscaped areas shall be in a neat and landscaped condition.

l. Conformance with City Ordinances

New construction and the continued use and maintenance of property shall conform to the building, zoning and housing codes and any other applicable codes and ordinances of the City of Boston, provided, however, that specific variances may be granted by the Boston Redevelopment Authority under the provisions of Chapter 121A, as amended, by the Acts of 1960, Chapter 652.



m. Redevelopment Proposal Governing Development Upon Disposition

A "Redevelopment Proposal", for which the requirements are set forth below, and which shall be based upon the Redevelopment Plan, shall govern the specific use and development of any part of the Project Area at the time of and subsequent to its disposition by the Redevelopment Authority.

(1) Content of Redevelopment Proposal

The Redevelopment Proposal shall consist of text and accompanying maps sufficient to describe the specific manner in which the parcel will be redeveloped. It shall include but not necessarily be limited to the following information:

(a) Land Development Specifications

Land uses  
Net dwelling densities  
Number, distribution and design of dwelling unit types  
Lot coverages and floor area ratios  
Off-street loading and parking ratios

(b) Proposed Building Plans

Exterior elevations and interior floor plans of buildings and dwelling types  
Preliminary specifications for building construction types and exterior building materials  
The specific use of all non-residential floor space

(c) Proposed Plot Plan

The exact site location of each building with setback, sideyard and rear yard dimensions  
The exact site location of all other above-ground improvements, including walks, drives, fences, proposed landscaping, planting, screening, and grading

(d) Proposed Site Improvements Plan

The proposed surface drainage system  
A description of sub-surface construction and underground utility installations and modifications

(e) Estimated Development Costs and Schedules

The proposed sales price or rental schedules for all dwellings and other building space  
An analysis of anticipated development, financing, operating, and management costs  
A statement of project development and staging schedules



## (2) Review of Redevelopment Proposals

In its evaluation and approval of any Redevelopment Proposal, the Boston Redevelopment Authority shall give consideration to the manner in and degree to which the layout, design and specifications set forth in the Redevelopment Proposal achieve the following objectives:

- (a) To implement the Redevelopment Plan
- (b) To carry out the purposes of the Housing Authority Law, Chapter 121, Section 26JJ, with particular reference to the prevention of recurrence of substandard conditions in the area.
- (c) To promote the sound physical development of the City of Boston and to encourage development that will fit in harmoniously with the long-range plans for the immediate environs.
- (d) To create well-planned and aesthetically pleasing new development; and to encourage the maximum investment in land and improvements consonant with sound planning and with environmental conditions which will continue to be desirable for the life-time of the development.

### C. Land Use Provisions and Building Requirements - Parcel 7

#### 1. Permitted Use

The use of this parcel shall be residential.

#### 2. Additional Regulations and Controls

Controls for residential development on this parcel are those for R-35 zones in the Zoning regulations of the City of Boston, a copy of which is attached and made part of this document. In case this ordinance has been superseded by the time this plan becomes effective, the controls for the S-.5 district in the Proposed Zoning Regulation for the City of Boston shall be in effect. A copy of the Proposed Zoning Regulation, adopted by the Zoning Commission of the City of Boston on August 15, 1962, is attached and made part of this document. In addition to the above zoning controls, each parcel shall be provided with off-street parking space for at least one automobile.

### D. Land Use Provisions and Building Requirements - Parcel 8

#### 1. Permitted Use

The use of this parcel shall be a public park. No parking for automobiles shall be permitted.

#### 2. Additional Regulations and Controls

##### a. Pedestrian Circulation

Suitable pedestrian walks properly designed shall be constructed.



b. Signs

Permitted signs shall be limited to identification of playground, picnic and other recreational areas and instructions respecting proper conduct on the premises.

c. Minimum Setback

The setback distance for any active outdoor recreational area shall be at least 30 feet from a public way or an adjacent lot line.

d. Screening

Active recreation uses on this site, when located within 50 feet of residential uses adjoining side or rear lines, shall be screened from such adjoining residential uses by a wall of solid and uniform appearance or a compact evergreen screen not less than six feet in height above the ground at the time of planting or installation.

e. Landscaping

The site shall be properly graded and drained. Existing plant material and vegetation shall be retained whenever appropriate, and the remainder of the site shall be suitably planted and permanently maintained with grass, ground cover, shrubs, and/or trees.

f. Maintenance

The land shall be maintained in a clean and sanitary condition. Sufficient and suitable refuse and disposal facilities shall be provided and properly maintained.

E. Duration of Control, Effective Date and Renewal Provisions

The provisions and requirements established under B-2, C-2 and D-2 above shall be maintained and in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the Boston City Council.

### III. PROJECT PROPOSALS

#### A. Land Acquisition

##### 1. Identification of Real Property to be Acquired

Real property within the Project Area, as shown on the Property Map, including the public rights-of-way designated to be vacated, shall be acquired by the Boston Redevelopment Authority for clearance and private redevelopment, or relocation of standard structures contained within the Project Area and for a public park. All structures acquired, except for relocated standard structures, shall be demolished by the Boston Redevelopment Authority. No property will be acquired for conservation or reconditioning.

##### 2. Properties not Designated for Acquisition

Not applicable.

##### 3. Conditions Under which Properties to be Acquired May be Exempted

Not applicable.

#### B. Conservation and Reconditioning

Not applicable.

#### C. Redeveloper's Obligations

##### 1. The building of all improvements contained in the approved Redevelopment Proposal shall be commenced within 180 days of the date of conveyance and completed within two years of the date of commencement.

##### 2. Disposition of Property by Redeveloper

The redeveloper may not dispose of all or any part of his interest within the Project Area prior to the full completion of all improvements required by the Urban Renewal Plan and the Redevelopment Proposal without the written consent of the Boston Redevelopment Authority, which consent will not be granted except under conditions that will prevent speculation and protect the interests of the City of Boston.



3. Racial Restrictions

At no time shall the acquisition, use, lease, disposal, or conveyance of land or improvements within the Project Area to any person be denied, restricted, or abridged or his occupancy or possession thereof preferred, segregated, or refused because of his race, creed or color.

4. Preference to Displaced Families

The redeveloper shall give preference in the selection of tenants for dwelling units built in the Project Area to families displaced therefrom because of clearance and redevelopment activities who desire to live in such dwelling units and who will be willing and able to pay rents or prices.

D. Project Execution

The Boston Redevelopment Authority will be responsible for the execution of this Urban Renewal Plan and shall undertake all steps and obtain all approval necessary thereto, including but not limited to the following:

1. Acquisition and clearance of all land and improvements in the Project Area and the relocation of all site occupants.
2. Disposition of all land in the Project Area in accordance with the controls and regulations of the Urban Renewal Plan and the Redevelopment Proposal.
3. Execution of a cooperation agreement with the City of Boston for financial assistance by the City for the undertaking of the Project.
4. Approval of the Project by the Division of Urban and Industrial Renewal of the State Housing Board in accordance with Chapter 121, General Laws, as most recently amended.
5. Approval by the Board of Zoning Adjustment of the changes in zoning necessary to implement the Redevelopment Plan.
6. Approval of the Public Improvements Commission of streets to be abandoned or improved.

#### IV. PROPOSALS FOR RELOCATION

The Relocation Plan is attached hereto and made a part hereof.

#### V. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan and the Redevelopment Proposal may be modified at any time by the Boston Redevelopment Authority, provided that if modified after the lease of sale of real property in the Project Area, the modification is consented to by the redeveloper of any such real property or his successor(s) in interest affected by the proposed modification. Any basic or fundamental modification of the Urban Renewal Plan must also be approved by the City Council.



